

August 27, 2025

**SUBJECT: DRC INFORMATIONAL LETTER**

**PROJECT NAME: ON TOP OF THE WORLD - SKYE AT CANDLER HILLS WEST**

**PROJECT NUMBER: 2025070026**

**APPLICATION: PRELIMINARY PLAT #33059**

**1 DEPARTMENT: 911 - 911 MANAGEMENT**

**REVIEW ITEM: 2.12.28 - Correct road names supplied**

**STATUS OF REVIEW: INFO**

**REMARKS:** Road names have been issued and labeled on Sheets 03.01, 03.02, 03.03, 03.04, 03.05, 03.06, 03.07, 03.08, 03.09, 03.10, 03.11, 03.12, 03.13, 03.14, 03.15, 03.16, 03.17, 03.18, 03.19, 03.20, 03.21, 03.22. Please label roads accordingly on all future submittals.

**2 DEPARTMENT: ENGDRN - STORMWATER REVIEW**

**REVIEW ITEM: 2.12.9/10 - Proposed Drainage Right-of-Way/Easements**

**STATUS OF REVIEW: INFO**

**REMARKS:** (1) The preliminary plat includes a lot typical detail that depicts typical drainage easements. Approval of the preliminary plat with this typical detail does not constitute approval of these easement widths in all locations for the development. Individual easement widths will be evaluated in conjunction with the proposed infrastructure at the improvement/site plan and/or final plat submittals. (2) The necessary drainage easements will be reviewed with the improvement/site plan and/or final plat submittal. Please note that code requires that all retention/detention areas within subdivision developments shall have direct access to a right-of-way. A drainage right-of-way may be necessary to establish this access. A minimum 12-foot wide, stabilized vehicle access at six percent maximum grade shall be provided to allow for ingress and egress of the retention/detention area. Drainage rights-of-way shall be a minimum of 30 feet in width. As an alternative to right-of-way, access may be provided by an easement of the same width. All drainage swales to facilities or underground stormwater conveyance systems shall be within drainage easements, except where rights-of-way are provided. Per previously granted waiver, the minimum drainage easement is 14' for conveyance system and 10' for swales.

**3 DEPARTMENT: ENGDRN - STORMWATER REVIEW**

**REVIEW ITEM: 2.12.19 - Existing Drainage Improvements**

**STATUS OF REVIEW: INFO**

**REMARKS:** Any existing infrastructure and the impact of the proposed development will be reviewed with the improvement/site plan.

**4 DEPARTMENT: ENGDRN - STORMWATER REVIEW**

**REVIEW ITEM: 2.12.19 - Proposed Drainage Improvements**

**STATUS OF REVIEW: INFO**

**REMARKS:** (1) Improvement Plans and Final plat shall reflect the location of the proposed infrastructure with proper easements/tracts. (2) When the improvement/site plan drainage calculations are submitted please provide a table of the lots with a breakdown of the impervious area allocated to each lot. Include the areas allotted for the building, driveway, patio areas, accessory structures (pools, patios, sheds, guest houses, etc.). Ultimately, zoning and stormwater staff need to be able to determine how much impervious is allocated to each lot for permitting structures. Please provide the areas in square feet. (3) OTOW - Per previously granted waiver, the minimum drainage easement is 14' for conveyance system and 10' for swales. Typical lot detail in plan set only depicts 5' on each side of property lines. Detail in final plat needs to account for swale or conveyance system.

- 5 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 2.12.20 - Stormwater Infrastructure Supports Phasing  
STATUS OF REVIEW: INFO  
REMARKS: Phasing implications to be reviewed with the improvement/site plan.
- 6 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 2.12.22 - Stormwater Tract/Right-of-Way  
STATUS OF REVIEW: INFO  
REMARKS: Improvement Plans and Final plat shall reflect the location of the proposed infrastructure with proper tracts/ROW.
- 7 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 2.12.32 - Stormwater Analysis Map  
STATUS OF REVIEW: INFO  
REMARKS: Pre- and post-development drainage maps will be required and reviewed with the improvement/site plan.
- 8 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13 - Stormwater Management  
STATUS OF REVIEW: INFO  
REMARKS: Please ensure the criteria of LDC Section 6.13 is satisfied with the Improvement Plans/Major Site Plans. Stormwater staff has a checklist of items that we can send as guidance for your improvement/site development plan. If you would like a copy, please contact the reviewer.
- 9 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.10 - Karst Topography and High Recharge Areas  
STATUS OF REVIEW: INFO  
REMARKS: Please confirm whether or not the recommendations included in the Karst Analysis will be followed.
- 10 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: Additional Stormwater comments  
STATUS OF REVIEW: INFO  
REMARKS: If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.
- 11 DEPARTMENT: ENGSUR - SURVEY REVIEW  
REVIEW ITEM: 6.4.3.D - The quadrant number (as assigned by Marion County 911 Management)  
STATUS OF REVIEW: INFO  
REMARKS: Please update when assigned by 911 management.
- 12 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: Additional Health comments  
STATUS OF REVIEW: INFO  
REMARKS: Central Sewer/Central Water
- 13 DEPARTMENT: ENGTRF - TRAFFIC REVIEW  
REVIEW ITEM: Additional Traffic comments  
STATUS OF REVIEW: INFO  
REMARKS: 8/12/25 - Review items are within context of waivers listed on Sheet 01.01 as being presumed valid; any determination otherwise would require a more detailed review during future resubmittals.

- 14 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval  
STATUS OF REVIEW: INFO  
REMARKS: 7/17/25-add waivers if requested in future
- 15 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: Additional Development Review Comments  
STATUS OF REVIEW: INFO  
REMARKS: After approval, plans will be electronically stamped by the county. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24"x 36" sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued.
- 16 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 2.12.4.L(7 & 9) - Tract Identifiers/Designations Provided?  
STATUS OF REVIEW: INFO  
REMARKS: The subsequent Final Plat will be required to identify the intended purposes and ownerships of the subdivision's tracts, etc. As such, staff has observed some items that will clarification or adjustment with the final plat as follows:  
1) In most OTOW plats, the roadway is typically identified as Tract "A". On Sheets 3.01 and 3.02 the roadway does not reach SW 80th Street and is included in a Tract "B" that extends east and west. PLEASE PROVIDE AN EXPLANATION regarding this proposed configuration - such as it is related to phasing, and/or construction of SW 80th Street and its platting for instance.  
2) Some tracts are identified as being contained wholly within other tracts - Tract "G" totally within Tract "H". The final plat will need to address how ingress/egress to those isolated/internal tracts is established regardless of future ownership of the tracts.  
3) The plat identifies "well site #2" lying west of the plat area (e.g., Sheets 3.04, 3.05, 3.08, 3.09) that appears to be intended to be a stand alone parcel; however, it will require being appropriately platted/replatted as well. PLEASE PROVIDE AN EXPLANATION as to why that well site #2 is not being included in this plat.
- 17 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: 6.14.2 - Connection Requirements  
STATUS OF REVIEW: INFO  
REMARKS: This plat is located within the Bay Laurel Community Development District (BLCDD) utility service area. As noted on Sheet 01.01, all parcels within this plat will be served by BLCDD. Marion County Utilities has no comments on the preliminary plat. However, BLCDD should be notified of the submittal so they may provide comments in accordance with their utility code.
- 18 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.4.K - List of applied for or requested variances, special use permits, rezonings, developer's agreements, and/or land use amendments  
STATUS OF REVIEW: INFO  
REMARKS: Waivers included. Please indicate most recent PUD case.
- 19 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.6 - Location of water and sewer supply systems with size and capacity (is a SUP needed?)  
STATUS OF REVIEW: INFO  
REMARKS: Within Bay Laurel Utilities service area.

- 20 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 4.4.4 - Provision for subdivision signs  
STATUS OF REVIEW: INFO  
REMARKS: Will there be any signs? If so, a separate sign permit will be required.
- 21 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain  
STATUS OF REVIEW: INFO  
REMARKS: FEMA Flood Zone X, X -1%  
No ESOZ  
Secondary Springs Protection Zone
- 22 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
REVIEW ITEM: Preliminary Plat  
STATUS OF REVIEW: INFO  
REMARKS: Checked SunBiz and Project Map -EMW 7.24.25  
IF APPLICABLE:  
Sec. 2.18.1.I - Show connections to other phases.  
Sec.2.19.2.H – Legal Documents  
Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.  
Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)  
For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."  
Sec. 6.3.1.B.2 – Required Right of Way Dedication  
For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."  
Sec. 6.3.1.D.3 - Cross Access Easements  
For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."  
Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)  
"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."  
Sec. 6.3.1.C.2 – Utility Easements  
"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."  
Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:  
1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."  
2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."  
3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

Sec.6.3.1.D(f) –

If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."

23 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.8 - Topographical Contours

STATUS OF REVIEW: NO

REMARKS: LDC requires that the survey have been performed in the last 12 months. You have one of two options for addressing this. You can have the surveyor recertify the survey. Or you can apply for a waiver. If there have been no changes to the site, staff can support the waiver.

24 DEPARTMENT: ENGSUR - SURVEY REVIEW

REVIEW ITEM: 6.4.3.J - Metes and bounds description legal description

STATUS OF REVIEW: NO

REMARKS: Please provide.

25 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 2.12.38 - Maintenance of improvements

STATUS OF REVIEW: NO

REMARKS: 8/11/25 - Cover Sheet 01.01 Owner's Signature - Need to include language reflecting improvements shall be "manage(d)" and maintained...

26 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.12.9 - Subdivision roads and related infrastructure

STATUS OF REVIEW: NO

REMARKS: 8/7/25 - Parking suggested with the Mail Kiosks on sheets 03.07, 03.08, and 03.14 are inconsistent with LDC - make adjustments indicated by improvement plan review since both plan sets are being submitted simultaneously.

27 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.12.12 - Sidewalks

STATUS OF REVIEW: NO

REMARKS: 8/12/25 - Sidewalks are required along one side of the street. Staff supports a waiver to the construction of sidewalks which must be reviewed and approved by the DRC.

28 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.4.L(3) - All applicable Developer's Agreements listed?

STATUS OF REVIEW: NO

REMARKS: Revise the plan to add the following advisory note:

"DEVELOPMENT OF THE PROPERTY AS SHOWN ON THIS SUBDIVISION PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE ON TOP OF THE WORLD DEVELOPMENT OF REGIONAL IMPACT PURSUANT TO CHAPTER 380.06, FS, AND ITS CORRESPONDING DEVELOPMENT ORDER, AS MAY BE AMENDED FROM TIME TO TIME, INCLUDING PROVISIONS REGARDING THE CONCURRENCY OF PUBLIC FACILITIES AND ELIGIBLE LAND USES; REFERENCE MARION COUNTY OFFICIAL RECORD BOOK/PAGES 6445/1390-1429, AND 6950/487-497."

29 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.4.L(4) - Project is consistent with any and all zoning approvals, land use restrictions and developers agreements. Verify parcel is in compliance with LDR and Comprehensive Plan

STATUS OF REVIEW: NO

REMARKS: Please indicate all applicable PUD rezoning cases/master plan AR numbers

30 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown

STATUS OF REVIEW: NO

REMARKS: Incorrect zoning classification for properties to the west of the project area. Please update to non-PUD classifications.

31 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.4. L.(4)-Zoning requirements: lot width, area, setbacks, coverage (floor area ratios) and parking. Provide dimensions and location of all site improvements (proposed or existing); dimensions and location for all proposed easements. 4.2

STATUS OF REVIEW: NO

REMARKS: Please indicate minimum lot area, minimum lot dimensions, and maximum lot coverage for all single-family lot types. See Additional Zoning Comments.

32 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.23 - Show typical setback layout for primary uses, as well as accessory uses, dimensions for all improvements

STATUS OF REVIEW: NO

REMARKS: See Additional Zoning Comments.

33 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.22 - Approximate location of all lot lines with dimensions and area in sq ft

STATUS OF REVIEW: NO

REMARKS: See zoning comments for item 2.12.4

34 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.24 - Preliminary buffer plan/6.8.6 - Buffering

STATUS OF REVIEW: NO

REMARKS: Please indicate buffers on plat sheets, as well as typical buffer sections.

35 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.21 - List land use with general description of purpose and character of development including open space, parks, recreation etc...

STATUS OF REVIEW: NO

REMARKS: Please label all tracts for recreational purposes on sheet 03.01.

36 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.16 - Modified environmental assessment or exemption if information is available to the county to indicate no habitat or existence of endangered species or vegetation. Check aerials, LANDSAT map in planning and Natural areas inventory to verify.

STATUS OF REVIEW: NO

REMARKS: If applicable, please provide an Environment Assessment for Listed Species (EALS) meeting all requirements in LDC Sec. 6.5.4.

37 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks.

STATUS OF REVIEW: NO

REMARKS: See zoning comments for item 2.12.4

38 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: Additional Zoning comments

STATUS OF REVIEW: NO

REMARKS: Please indicate most recent applicable PUD case. Staff was only able to identify Terralea master plan for PUD case no. 061214Z as the most recent update to development standards. If possible, please provide narrative explaining discrepancy in standards, including but not limited to:

- Minimum lot dimensions
- Corner side setbacks
- Reduced setbacks for accessory structures without solid roof

39 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.5 - Landscape area requirements for residential and mixed use developments

STATUS OF REVIEW: NO

REMARKS: Provide MFLA locations and area calculations

40 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.6 - Buffers

STATUS OF REVIEW: NO

REMARKS: Confirm with Planning and Zoning what buffers are required



**Marion County  
Board of County Commissioners**

**33059**

**Office of the County Engineer**

412 SE 25th Ave.  
Ocala, FL 34471  
Phone: 352-671-8686  
Fax: 352-671-8687

**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Date: \_\_\_\_\_ Parcel Number(s): \_\_\_\_\_ Permit Number: \_\_\_\_\_

**A. PROJECT INFORMATION:** Fill in below as applicable:

Project Name: \_\_\_\_\_ Commercial \_\_\_\_\_ Residential \_\_\_\_\_  
Subdivision Name (if applicable): \_\_\_\_\_  
Unit \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_ Tract \_\_\_\_\_

**B. PROPERTY OWNER'S AUTHORIZATION:** The property owner's signature authorizes the applicant to act on the owner's behalf for this waiver request. The signature may be obtained by email, fax, scan, a letter from the property owner, or original signature below.

Name (print): \_\_\_\_\_  
Signature: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_  
State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ Phone # \_\_\_\_\_  
Email address: \_\_\_\_\_

**C. APPLICANT INFORMATION:** The applicant will be the point of contact during this waiver process and will receive all correspondence.

Firm Name (if applicable): \_\_\_\_\_ Contact Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_  
State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ Phone # \_\_\_\_\_  
Email address: \_\_\_\_\_

**D. WAIVER INFORMATION:**

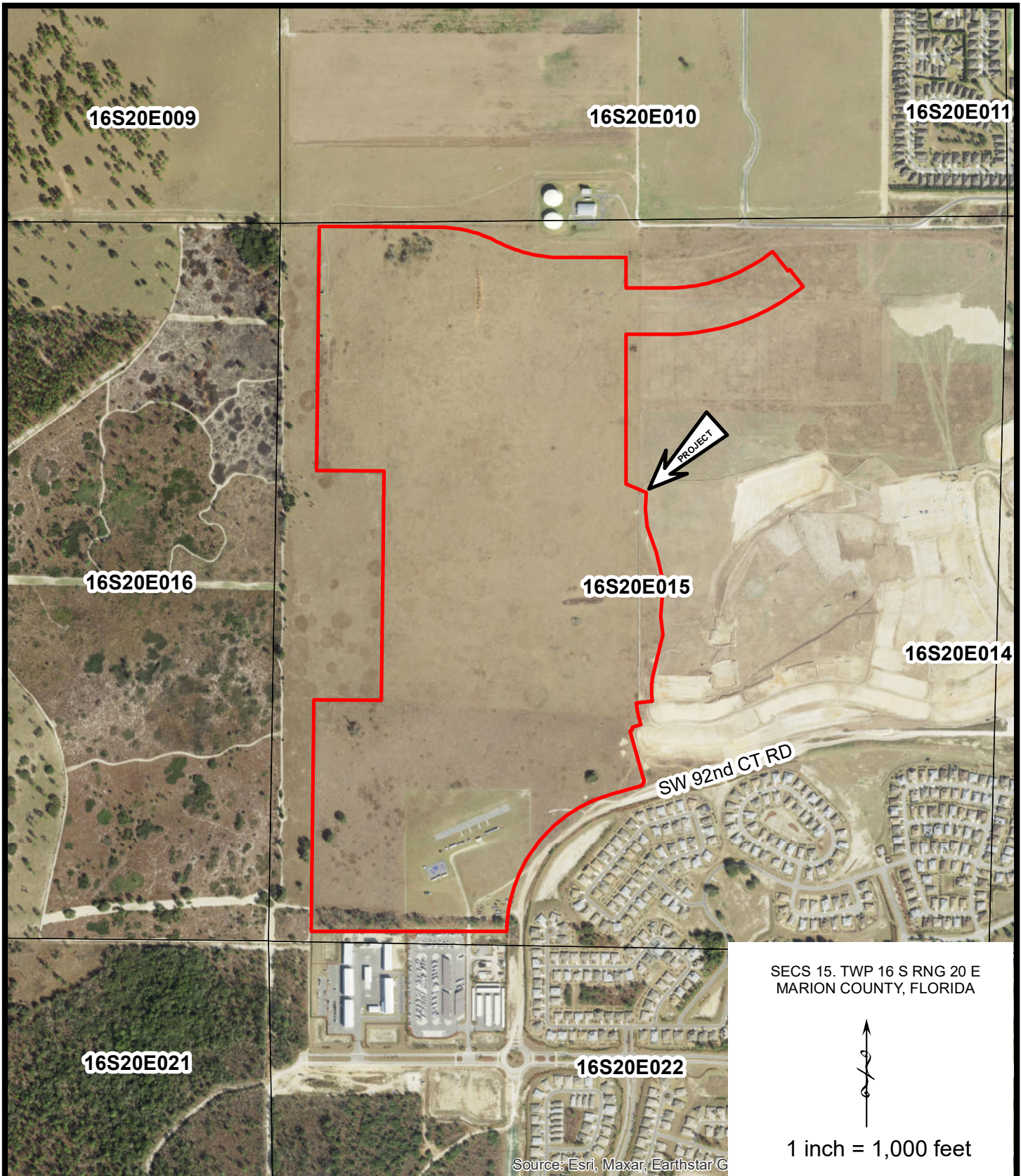
Section & Title of Code (be specific): \_\_\_\_\_  
Reason/Justification for Request (be specific): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**DEVELOPMENT REVIEW USE:**

Received By: email 9/9/25 Date Processed: 9/11/25 kah Project # 2025070026 AR # 33059

**ZONING USE:** Parcel of record: Yes ☐ No ☐ Eligible to apply for Family Division: Yes ☐ No ☐  
Zoned: \_\_\_\_\_ ESOZ: \_\_\_\_\_ P.O.M. \_\_\_\_\_ Land Use: \_\_\_\_\_ Plat Vacation Required: Yes ☐ No ☐  
Date Reviewed: \_\_\_\_\_ Verified by (print & initial): \_\_\_\_\_





*Tillman & Associates*  
ENGINEERING, LLC.

**OTOW - Skye at  
Candler Hills West**  
Marion County  
**Aerial Location  
Map**

DATE	2/21/2025
DRAWN BY	RV
CHKD. BY	CH
JOB NO.	24-9127
SHT.	1 OF 5